

REAL ESTATE COMMITTEE AGENDA
REAL ESTATE COMMITTEE MEETING OF: APRIL 5, 2005

- CALL TO ORDER

MINUTES:

PRESENT: COUNCILMAN WOLFSON and COUNCILWOMAN TARKANIAN

Also Present: DEPUTY CITY MANAGER CHRIS KNIGHT, DEPUTY CITY ATTORNEY ROBERT SYLVAIN, REAL ESTATE AND DEPUTY DIRECTOR JOHN McNELLIS, ACTING REAL ESTATE MANAGER ROBIN YOAKUM, and DEPUTY CITY CLERK YDOLEENA YTURRALDE

- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge

Court Clerk's Office Bulletin Board, City Hall Plaza

Las Vegas Library, 833 Las Vegas Boulevard North

Clark County Government Center, 500 S. Grand Central Parkway

Grant Sawyer Building, 555 E. Washington Avenue

(3:04)

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AGENDA SUMMARY PAGE
REAL ESTATE COMMITTEE MEETING OF: APRIL 5, 2005

DEPARTMENT: NEIGHBORHOOD SERVICES

DIRECTOR: ORLANDO SANCHEZ

☐ **CONSENT**

☒ **DISCUSSION**

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilman Wolfson and Councilwoman Tarkanian

Discussion and possible action regarding a Lease Agreement between the City of Las Vegas (Lessor) and Affleck Enterprises (Lessee) located at 1951 Stella Lake Drive, Suite 5, commonly known as the Las Vegas Business Center (\$31,536 revenue/36 months - Las Vegas Business Center Operations Fund) - Ward 5 Weekly)

Fiscal Impact:

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

Affleck Enterprises provides engineering consulting services for developers through computerized design and related technical services. Affleck Enterprises' lease term is for three years with three one-year options for renewal.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

Lease Agreement

MOTION:

COUNCILWOMAN TARKANIAN recommended Item 1 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WOLFSON concurred.

MINUTES:

COUNCILMAN WOLFSON declared the Public Hearing open.

SUE PRESCOTT, Neighborhood Services, stated that Affleck Enterprises is qualified to be a tenant in the business center. She referenced business services the company offers and recommended approval.

No one appeared in opposition.

COUNCILMAN WOLFSON declared the Public Hearing closed.

(3:05 - 3:06)

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AGENDA SUMMARY PAGE
REAL ESTATE COMMITTEE MEETING OF: APRIL 5, 2005

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD GOECKE

☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilman Wolfson and Councilwoman Tarkanian

ABEYANCE ITEM - Discussion and possible action regarding an Agreement for the Purchase and Sale of Real Property whereby the City of Las Vegas (City) sells approximately 4.84 acres of land located in the vicinity of Owens Avenue and Main Street known as APN 139-27-502-015 to HELP Las Vegas Housing Corporation II, for the development and construction of affordable housing for low-income individuals (\$10 revenue - General Fund) - Ward 5 (Weekly)

Fiscal Impact:

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

On 4/7/04 City Council approved an Option Agreement for Parcel 1 with HELP Las Vegas Housing Corp. II, as the developer to purchase approximately 4.84 acres of City of Las Vegas land located in the vicinity of Main Street and Owens Avenue for the development and construction of affordable housing for low-income individuals. The Department of Neighborhood Services was mailed a letter dated 12/13/04 from HELP requesting that the Option Agreement be exercised. By this Purchase and Sale Agreement, HELP Las Vegas Housing Corp. II, is now exercising the Option to Purchase.

RECOMMENDATION:

The 3/1/2005 Real Estate Committee held this item in abeyance to the 3/15/2005 Real Estate Committee meeting. Staff recommends approval.

BACKUP DOCUMENTATION:

1. Agreement for the Purchase and Sale of Real Property
2. Letter dated 12/13/04

MOTION:

COUNCILWOMAN TARKANIAN recommended Item 2 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WOLFSON concurred.

MINUTES:

COUNCILMAN WOLFSON declared the Public Hearing open.

JOHN McNELLIS, Department of Public Works on behalf of Real Estate, introduced ROBIN YOAKUM as the acting Real Estate Manager. She will begin representing Real Estate as DAVID ROARK is no longer employed with the City.

MR. McNELLIS explained that the City is taking the remainder of the Mash site and transferring different parcels to other service providers. This property is being dedicated to the HELP Las Vegas Housing Corporation and he recommended approval.

No one appeared in opposition.

REAL ESTATE COMMITTEE MEETING OF: APRIL 5, 2005

MINUTES - Continued:

COUNCILMAN WOLFSON declared the Public Hearing closed.

(3:06 - 3:07)

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AGENDA SUMMARY PAGE
REAL ESTATE COMMITTEE MEETING OF: APRIL 5, 2005

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD GOECKE

☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilman Wolfson and Councilwoman Tarkanian

Discussion and possible action regarding an Easement and Rights-of-Way between the City of Las Vegas (City) and the Las Vegas Valley Water District (LVVWD) for a seventy-two square foot Easement to LVVWD to service a portion of APN 137-12-101-008 located near Gilmore Avenue and Cliff Shadows Parkway - Ward 4 (Brown)

Fiscal Impact:

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

In order to have water service within Cliff Shadows Parkway, the City is required to grant an Easement and Rights-of-Way to LVVWD to install an Air Vac Assembly and a Fire Hydrant. Installation will consist of two (2) portions of land measuring six feet by six feet to be located at the back of the sidewalk.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

1. Easements and Right-of-Way
2. Site map

MOTION:

COUNCILWOMAN TARKANIAN recommended Item 3 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WOLFSON concurred.

MINUTES:

COUNCILMAN WOLFSON declared the Public Hearing open.

JOHN McNELLIS, Department of Public Works, stated the City is to grant an easement to the Las Vegas Valley Water District for water service necessary for the development of a park in Ward 4. He recommended approval.

No one appeared in opposition.

COUNCILMAN WOLFSON declared the Public Hearing closed.

(3:07 -3:08)

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AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: APRIL 5, 2005

CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE COMMITTEE. NO SUBJECT MAY BE ACTED UPON BY THE COMMITTEE UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED

MINUTES:

TOM McGOWAN, Las Vegas and Ward 1 resident, submitted a written statement regarding community developement and redevelopment, regional bus services for the people, construction projects using illegal immigrants and high rise condominium development.

(3:08 - 3:11)

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THE MEETING ADJOURNED AT 3:12 P.M.

Respectfully submitted:

YDOLEENA YTURRALDE, DEPUTY CITY CLERK
April 5, 2005